



|                 |                             |
|-----------------|-----------------------------|
| DATE:           | August 30, 2016             |
| APPROVED<br>BY: | David J. Radachy, Secretary |

## **MINUTES OF THE LAKE COUNTY PLANNING COMMISSION**

**July 26, 2016**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Secretary Radachy called the meeting to order at 5:30 p.m. After the Pledge of Allegiance, he asked for a moment of silence in memory of Russ Schaedlich, who passed away on July 1, 2016. Mr. Schaedlich served on the Planning Commission since August of 2001.

### **ROLL CALL**

The following members were present: Messrs. Adams, Morse, Valentic, Walker, (Alt. for Malecek), Webster (Alt. for Brotzman), Zondag, and Mmes. Hausch and Pesec (Alt. for Moran). No Legal Counsel was present. Planning and Community Development Staff present were Mr. Radachy and Ms. Truesdell.

### **MINUTES**

Mr. Walker moved and Mr. Valentic seconded the motion to approve the June 2016 minutes with changes.

Four voted "Aye".  
Two abstained.

### **FINANCIAL REPORT**

Mr. Radachy said that we are in need of a new projector for the meetings. The cost will be split with the Community Development Block Grant administration funds.

Ms. Hausch moved and Mr. Adams seconded the motion to accept the June 2016 Financial Report, as submitted.

All voted "Aye".

### **PUBLIC COMMENT**

There was no comment from the public.

## LEGAL REPORT

Legal Counsel was not present. There was no legal report.

## DIRECTOR'S REPORT

Mr. Radachy reported on the Plan4Health grant saying that he and Ms. Jordan had met with all the communities and their elected contractors. It is a \$150,000 grant from the American Planning Association to help create healthier communities. Thirteen communities are participating. Each community has given a project to the contractors and they are tasked to develop a scope to achieve that goal.

## ANNOUNCEMENTS

There were no announcements.

## SUBDIVISION REVIEW

Mr. Radachy said there were no subdivisions submitted for review this month.

## SUBDIVISION ACTIVITY REPORT

Mr. Radachy reported on the following subdivision activity:

- Villa Estates at Lake Erie Shores was recorded last week.
- Mountainside Farms may submit another lot split plat.
- Staff is assisting the County Engineer with Moderation Way, a part of Quail Highland Subdivision in Concord Township. The road provides access to a proposed continuing care facility.

## LAND USE AND ZONING

### Painesville Township – Zoning Text Amendment to Sections 11.13(C)(16)(a)

Mr. Radachy said that Painesville Township wants to add submission criteria for Site Plan Application and Submission Requirements, including a statement of whether or not bicycle parking will be provided. If parking is provided, the proposed regulations require the location and description of the equipment. They want to add a "Bicycle Parking Design Standards" section. The Transportation element of the Comprehensive Plan (2007) states: "Encourage pedestrian and bicycle corridors during site plan and subdivision review of large-scale projects" as an objective (TR-1-01).

Mr. Radachy presented the following comments by the staff:

- The Comprehensive Plan encourages the accommodation and encouragement of bicycles within the transportation network. Providing bicycle parking is in accordance with this goal.

- Painesville Township roads are not typically bicycle friendly. For instance, NOACA has rated Mentor Avenue and Fairgrounds Road as suitable for experienced riders only. North Ridge Road was rated as not being suitable for bicycles, and most other roads within the Township have been rated as being suitable only for intermediate-level riders. Strict regulations for bicycle parking, including the proposed addition of Section 11.13 (C)(16)(a), may not be appropriate for some areas in Painesville Township.
- Definitions are included within the added section, not the Definitions section of the Resolution.
- Staff believes that appendix should be used instead of addendum.
- “Unacceptable” may be too harsh of language in the addendum.
- Section 11.13 C 5 requires a traffic flow plan and location of driveways and parking spaces in the site plan. This may be a better spot to add bike parking spaces to site plan review.
- The language for Section III(B) of Addendum 11-A may be too rigorous in terms of design standards.

Mr. Radachy said staff recommends approval with the following changes:

- Add definitions proposed in Addendum 11-A, but include them in the Section 5, Definitions, of the Zoning Resolution.
- In the Design Standards section of Addendum 11-A, change “However, all racks must:” to “However, it is encouraged that all racks:”
- Change “Acceptable Designs” to “Preferred Designs” and “Unacceptable Designs” to “Discouraged Designs”.
- It is recommended that this language serve to promote and encourage specific design standards and locations of bicycle racks, but not strictly enforced.
- If the “Addendum” is going to be part of the zoning resolution, staff recommends adding it as an “Appendix” and not as an “Addendum”.
- Do not add 11.13 (c)(16)(a). Instead add to section 11.13(C)(5), “location of bike spaces and/or bike racks, if provided. Bike rack designs are provided in the appendix of this resolution.” Section 11.13(C)(5) is a more logical location for adding bike racks because it is the section of the site plan that administers parking lots. Traffic circulation and parking for cars and bikes are related to one another.

Mr. Zondag arrived at 5:42 p.m.

Mr. Radachy said it makes more sense to have bicycle parking spaces in with the other required items for a site plan as opposed to having it separated. One permit is issued for a site plan.

Ms. Pesec suggested adding an explanation in the letter to the Trustees.

Mr. Adams moved to accept the recommendations of staff to recommend changes to the Zoning Text Amendment to Sections 11.13(C)(16)(a) in Painesville Township. Mr. Walker seconded the motion.

Seven voted "Aye".  
One abstained.

Mr. Radachy said that four members of the Land Use and Zoning Committee are up for reappointment. Two have indicated that they are going to continue. Jerry Klco, representing Madison Township, has moved to Geneva and his reappointment is being considered by Madison Trustees. Aven Malec has not responded.

#### REPORTS OF SPECIAL COMMITTEES

There were no special committee meetings.

#### CORRESPONDENCE

There was no correspondence.

#### OLD BUSINESS

There was no old business.

#### NEW BUSINESS

Mr. Adams said he has submitted a request to the Painesville Township Trustees and the Commissioners to not be reappointed to the Planning Commission because of health issues. He recommended that his Alternate, Ron Graham, be appointed in his place. He wanted to thank staff for all the help they have given him. He has served on the Planning Commission for close to 30 years. He commented on the prize winning Perry Village Plan under former Director, Dave Gilmer. Mr. Gilmer sought to have a stipend paid to Commission members, but it was not approved. He worked with the Board and Staff to extend block length from 600 feet to 1,200 feet. He was pleased with all the new hires. He really enjoyed serving on the Planning Commission and thanked everyone.

#### PUBLIC COMMENT

There were no comments from the public.

#### ADJOURNMENT

Mr. Adams moved and Ms. Pesec seconded the motion to adjourn the meeting.

All voted "Aye".

The meeting adjourned at 5:55 p.m.

